



Transaction Number 1301952
Posted February 1, 2013
State of Tennessee seeks Leased Office Space in Memphis, Shelby County Ten (10) Year Lease terms are proposed
Space must be within Shelby County
Jones Lang LaSalle- Brokerage, Inc. has the right to collect from landlord a lease commission not to exceed 4%.
<p>A minimum of approximately 100,000 rsf is required in Memphis in the following submarkets:</p> <ul style="list-style-type: none"> • Downtown • Midtown • Airport <p>For the 100,000 sf requirement:</p> <ul style="list-style-type: none"> • Space must be available for tenant construction to commence July 1, 2013 • Minimum blocks of approximately 40,000 rsf of contiguous space will be considered • A minimum floor plate of approximately 15,000 rsf is desired • Buildings must be on a bus line • Parking should be provided at no additional cost for employees and visitors <p>For the Suburban Memphis requirements:</p> <ul style="list-style-type: none"> • A minimum of approximately 200,000 rsf in total is required in suburban Memphis • Space must be available for tenant construction to commence July 1, 2013 • Minimum estimated rentable square footage requirements are projected below. Please provide the maximum contiguous square footage that is available. • All buildings must be on a bus line or in a location that can be supported by transit. • Parking should be provided at no additional cost at a minimum ratio of 4.5 spaces per 1,000 rsf <ul style="list-style-type: none"> ○ Northeast Memphis. Approximately 32,000 – 34,000 rsf required in the vicinity of Wolfchase mall, Covington Pile and Stage Road, Raleigh Spring Mall and Bartlett Center ○ Southeast Memphis. Approximately 24,000-26,000 rsf required in the vicinity of Knight Arnold and Mendenhall, Democrat and Fed Ex Parkway, Hickory Hill, and Getwell and Holmes. ○ Midtown Memphis. Approximately 29,000-31,000 rsf required in the vicinity of Poplar and Holmes, Poplar and Perkins, Poplar and Union Extd, and Poplar and Highland. ○ Central Memphis. Approximately 35,000-37,000 rsf required in the vicinity of Lamar and Crump, near main bus terminal area downtown, Cleveland and Poplar, and Downtown near South Main. ○ Southwest Memphis. Approximately 25,000 -27,000 rsf is required in the vicinity of Elvis Presley near Holmes, Southgate, Third Street at Mitchell ○ Northwest Memphis. Approximately 25,000-27,000 rsf is required in the vicinity of Northgate Shopping Center, Frayser Boulevard and Watkins, Overton Crossing and Watkins.



For all buildings:

Buildings should be located in a commercial district with attractive surroundings and accessible amenities.

All buildings must be capable of meeting State Fire Marshall's requirements and all local life safety, ADA and other applicable codes.

Buildings should not be located in the 100 year Flood Plain

Parking spaces for employees and visitors are required at no additional cost

Brokers and agents submitting properties for consideration should include a letter of authorization from the owner or a copy of an exclusive real estate listing agreement.

Office space will be configured and built out according to the State of Tennessee building standards

Tenant improvements will be funded by Landlord and managed by Tenant.

All leases must be fully serviced including but not limited to maintenance and repairs, property taxes, casualty and liability insurance, utilities, janitorial services. Submissions should be submitted no later than February 18, 2013 and should include building address, square footage proposed, and contact information.

Submit by e mail referencing project 1301952 Shelby County on subject line to:

Real Property Agent | State of Tennessee

Department of General Services | Real Estate Asset Management

W. R. Snodgrass Tennessee Tower | 312 Rosa L. Parks Avenue, Suite 2200

Nashville, TN 37243-1102

Attention: Barbara Jeanneret

770-789-9511

TnState@am.jll.com

copy to

Angela.Lotspiech@tn.gov

Submissions by e mail are preferred and receipt will be acknowledged